

**CITY OF REDMOND
DESIGN REVIEW BOARD**

April 21, 2016

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Co-Chairman Joseph Palmquist, Renard Mun, Henry Liu and Kevin Sutton.

EXCUSED ABSENCES: David Scott Meade and Craig Krueger

STAFF PRESENT: Gary Lee and Heather Maiefski, Redmond Planning

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Co-Chairman Palmquist at 7:04 p.m.

MINUTES

Moved by Mr. Sutton, seconded by Mr. Mun to approve the March 8, 2016 meeting minutes. Motion carried 3-0 with 1 abstention.

Moved by Mr. Sutton, seconded by Mr. Liu to approve the March 17, 2016 meeting minutes. Motion carried 3-0 with 1 abstention.

APPROVAL

LAND-2015-01949, Maplewood

Description: Proposal is for a unit lot subdivision of two parallel buildings of 4 units each in the R-18 zone for a total of 8 zero-lot line townhomes with one affordable unit

Location: NE 167th Ave and NE 85th Street (Parcel 0125059114)

Applicant: Josh Beard *with* Core Design, Inc.

Prior Review Date: 11/05/2015 & 02/04/16

Staff Contact: Heather Maiefski, 425-556-2437 or hmaiefski@redmond.gov

Ms. Maiefski stated this project is in the Education Hill neighborhood and is next to the Retreat and adjacent to the 166 Townhomes. The height of these townhomes will be four (4) stories. The staff feels this project will fit in nicely with the neighborhood. In the last meeting the Planning Staff informed the Board that a large landscape wall needed to be constructed in order to have an access road to serve these homes. The renderings for that wall will be presented tonight. Staff recommends approval.

Josh Beard with Core Design presented the minor changes since the last meeting which included the landscape wall. The wall will be a solidier pile design. The fascia will be patterned concrete with colors and patterns matching the architecture of the project. Additionally, there will be plantings at the base of the wall with climbing ivy. On top of wall there will be a safety guard rail adjacent to the trail.

Jeff Moffait who is the architect for the project stated that there were some missing modulations in drawings at the last meeting and that those are included with this package. The color palate is more muted on the trailside of the buildings with the accent colors on the interior side.

COMMENTS FROM THE BOARD MEMBERS:

The consensus of the Board was that the project was nicely done and ready for approval

MOVED BY MR. SUTTON TO APPROVE LAND-2015-01949, MAPLEWOOD PROJECT WITH THE STANDARD CONDITIONS 1 AND 2, SECONDED BY MR. LIU. MOTION CARRIED (4-0).

PRE-APPLICATION

LAND-2016-00100, Alexan Central Park Apartments

Description: 8-story building with 1 level of retail and live/work tenants, 7 levels of residential apartments, mix of studio, one-and two-bedroom units. 4-level parking garage for 200 cars. Total building square footage will be 243,357 sf.

Location: 16160 NE 80th Street

Contact: Matthew Laase *with* Jackson Main Architecture

Prior Review Date: 02/04/16

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee gave the update on this project, this is the second review. Staff recommends a stronger top at the different modulations of the buildings to make them more consistent. The balconies over 161st are projecting too far and need to be reduced. The landscaping along 161st is not providing enough walking area under cover. The façade materials need to be addressed and the staff would like to know what treatment is being used on the concrete columns.

Robin Murphy with Jackson Main Architecture gave a quick overview of the project as it is now. He presented slides of the plans which have been color coded for ease of use. The building fills most of the lot and the southwest corner of the building will be carved away to use for open public space. This project will dedicate a portion of the property to create an alley access. There is only one level of parking below ground. There will be glass openings that will front the new park on the floor level.

John Morefield said this is a 5 over 3 building so it is an 85' in height. There will be very little excavating in this project.

Mark Brumbaugh from Brumbaugh and Associates said the park across the street from this project is a very large, circular, open space and they are trying to bring those angles into this project. New since the last iteration is the bike lane that will be connected at the crossing points. The landscape element will be softscape. The next generation of this project will have more hardscape up to the building to address staff's concern for pedestrians to walk under cover. There will be climbing vines along the east face of the building as well as the north face of the building. The interior courtyard is going to be a bit shady, but the plant materials chosen should tolerate this. There is a sky bridge connecting the buildings.

Matt Lasse said the vertical circulation is GFRC panels. The wood material comes with a deep wooden texture and samples are supplied here tonight. The white panels are hardy panels. The decision about where the panels are going to break has not been firmed up yet. The panels will be a one man size panel for a more human scale. Along the first floor there will be dark brick which has some reflective quality to it with a charcoal grout. He showed the Board the different elevations slides in the project. The balconies will still be maintained with a smaller depth. The top two floors have a lot of light and the top of the building is still a work in progress. The roof deck is on the seventh floor of the building which will give a nice view of the City Park. There will be gathering spaces there for barbeques.

Matt Laase said that the pattern of the panels is to go for a laid stone panel look. Painting will be kept to a minimum as that requires more maintenance. The concrete columns will be architectural in nature to keep with the building's character. The tenant bike storage is also open to commercial uses like vending machines for bike parts. There are rental spaces available.

Robin Murphy closed the meeting and said the intent with this building is to be a good neighbor to the surrounding area.

Comments from the audience:

Kelli Dean asked how much taller this project will be in comparison to the building next door. That question was answered that this building will be about 20' taller.

Kelli Dean asked if the 81st street alley will be connected to 161st Street. The answer to that was yes, it will connect.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Stated that it is a very nice building.
- Would like that two floors of units that will view the parking garage dressed up more.
- Would like to see the recess treated differently on the south side.

Mr. Liu:

- Is pleased with the design.
- Felt that the color contrast is good, but not too flashy.
- Was happy that all four sides of the building are responding to the urban context.
- Inquired about the metal railings appear to pop out; is that meant to be? Matt Lasse said those are bolt on balconies and will have glass in them.

Mr. Mun:

- Is impressed with the renderings of the building.
- Asked about the material for the columns. Robin Murphy said they are concrete and will be elegantly finished.
- Asked about lighting. Matt Laase said the lighting plan will be in the next phase of the pre-application package. They have more studies to do and have some great plans.
- Thinks there is too much of an institutional look and would like more of a residential look, but likes the design.

Mr. Palmquist:

- Agrees with the Board Members comments. It is a great looking building.
- Likes the curved elements and thinks that is what sets it apart from other residential buildings.
- Thinks the white elements on the frames waters down that look.

Gary Lee asked if it would be possible to explore using a ground face CMU to address some of the comments. He asked that the hanging gardens to be detailed for the next review.

ADJOURNMENT

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. LIU TO ADJOURN THE MEETING AT 8:22 P.M. MOTION APPROVED (4-0).

**June 2, 2016
MINUTES APPROVED ON**


RECORDING SECRETARY